

PB# 86-22

McQuade Campus School

37-1-49

86-22
McQuade Campus School Site Plan

Approved 4/23/86
filed with
Town Clerk }
5/7/86 sh.

P. Board asked T.B. to waive
\$100.00 site plan fee. H. 5/7/86 Meeting
ph J

fd

General Receipt			7443
TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550			March 26, 1986
Received of		The M ^C Quade Foundation	\$ 25.00
Twenty-five and 00/100		DOLLARS	
For		Site Plan Fee (#86-22)	
DISTRIBUTION			
FUND	CODE	AMOUNT	
Check # 20110		25.00	
		By Pauline D. Townsend	
		Town Clerk	
		Title	

Williamson Law Book Co., Rochester, N. Y. 14609

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

86-22

Date Received 3/25/86
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid \$5.00

APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project McQUADE CAMPUS SCHOOL
2. Name of Applicant Robert E. Flowers Phone 561-0436
Address P.O. Box 4064, New Windsor, NY 12550
(Street Name & No.) (Post Office) (State) (Zip Code)
3. Owner of Record McQuade Foundation Phone 561-0436
Address P.O. Box 4064, New Windsor, NY 12550
(Street Name & No.) (Post Office) (State) (Zip Code)
4. Name of Person
Preparing Plan Lynch & Cornacchini Phone (914) 229-5434
Address Vanderbilt Place Hyde Park NY 12538
(Street Name & No.) (Post Office) (State) (Zip Code)
5. Attorney Knopf & Tamsen Phone 561-0655
Address 302 North Street Newburgh, NY 12550
(Street Name & No.) (Post Office) (State) (Zip Code)
6. Location: On the South side of Blooming Grove Turnpike
(Street)
_____ feet _____
(direction)
of _____
(Street)
7. Acreage of Parcel 22.117
8. Zoning District R-4
9. Tax Map Designation: Section 37 Block 1 Lot(s) 49
10. This Application is for the use and Construction of A
Special Education School
11. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? No If so, list case Number and Name _____
12. List all contiguous holdings in the same ownership N/A
Section _____ Block _____ Lot(s) _____

FOR OFFICE USE ONLY:

Schedule _____ Column _____ Number _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

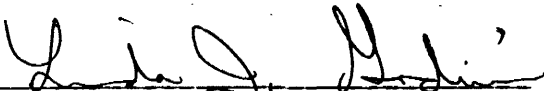
IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

21ST day of MARCH, 1985

(Applicant's Signature)



LINDA J. GORDIN
Notary Public
Notary Public, State of New York
No. 4846330
Qualified in Orange County
Commission Expires March 30, 1987

Fiscal Administrator
Title

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE
STATE OF NEW YORK

_____ being duly sworn, deposes and says
that he resides _____ in the
(Owner's Address)

county of _____ and State of _____

and that he is (the Owner in fee) of (_____ of the _____
(Official Title)

Corporation which is the Owner in fee) of the premises described in
the foregoing application and that he has authorized _____

_____ to make the foregoing application for
special use approval as described herein.

Sworn before me this

_____ day of _____, 198

(Owner's Signature)

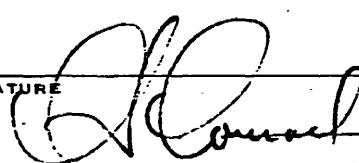
Notary Public

APPLICATION FOR APPROVAL OF BUILDING PLANS FOR CHILD CARING INSTITUTIONS


NEW YORK STATE DEPARTMENT OF SOCIAL SERVICES

SUBMIT WITH PLANS IN DUPLICATE TO:
NYSDDS REGIONAL OFFICE ADDRESS

SECTION A: COMPLETED BY ARCHITECT, ENGINEER OR FIRM PREPARING PLANS FOR THIS PROJECT

NAME AND ADDRESS OF INSTITUTION McQuade Childrens Services P. O. Box 4064 - Route 94 New Windsor, New York 12550		TITLE/PURPOSE (indicate whether new construction, remodeling, or change of occupancy) New Campus School attached to existing Gym Building, to accomodate 54 students.	
PROJECT LOCATION At above location			
OCCUPANCY CLASS. PER STATE BLDG. CONSTR. CODE <input type="checkbox"/> C6.1 <input type="checkbox"/> C6.2 <input type="checkbox"/> C6.3 <input type="checkbox"/> Other C5.5		NO. OF STORIES 1-1/2 (new)	AREA PER FLOOR Main Flr = 5800 SF Bsmt. Flr = 3345 Sq. Ft.
CONSTRUCTION TYPE AS DEFINED BY STATE BLDG. CONSTR. CODE <input type="checkbox"/> 1a <input type="checkbox"/> 1b <input type="checkbox"/> 2a <input type="checkbox"/> 2b <input type="checkbox"/> 3a <input type="checkbox"/> 3b <input checked="" type="checkbox"/> 4a <input type="checkbox"/> 4b <input type="checkbox"/> 5a <input type="checkbox"/> 5b		ESTIMATED COST \$ 750,000.00	
DESCRIBE PROPOSED FIRE PROTECTION EQUIPMENT IN ACCORDANCE WITH DEPARTMENT REGULATION 471.5 <ul style="list-style-type: none"> - Complete Fire Alarm System - Smoke and Heat detection system in exits, stairs, storage areas, mechanical rooms. - All alarm and detection systems to be tied into the institution's central system which directly alarms the local fire department. 			
ADDITIONAL CONSTRUCTION INFORMATION (List attachments, if any) A) Construction Type 4A is exceeded, since all interior walls are of masonry construction. B) Main Floor construction over basement to be 8" conc. plank with rating of two (2) hours. C) See Attached Preliminary Plans.			
ARCHITECT, ENGINEER OR FIRM PREPARING PLANS FOR THIS PROJECT (Name and Address) Lynch and Cornacchini Architects Vanderbilt Place Hyde Park, New York 12538		TELEPHONE NO. (914)229-5434 N.Y.S. R.A. LICENSE NO. 9702 N.Y.S. P.E. LICENSE NO.	
Final plans for this project are also to be submitted for approval to authorities having local jurisdiction.		SIGNATURE  X	DATE SIGNED March 12, 1986

SECTION B: COMPLETED BY THE INSTITUTION

CHILDREN TO BE SERVED (ex: delinquent, emotionally oisturbed, handicapped, etc.) Emotionally Disturbed		AGE RANGE 10 - 17	
SIZE AND COMPOSITION OF CHILDREN'S GROUPS ED/LD Classes 6 - 10 Students Teacher/Aide Coverage as per SED		NO. OF CHILDREN TO BE ACCOMMODATED BY THIS PROJECT	18
		INSTITUTION'S PRESENT CAPACITY	36
		TOTAL CAPACITY UPON COMPLETION OF THIS PROJECT	54
		THIS SPACE FOR DEPARTMENT USE	
INSTITUTION REPRESENTATIVE SUBMITTING THIS APPLICATION (please type or print name) Robert E. Flowers			
SIGNATURE OF INSTITUTION REPRESENTATIVE  X			
TITLE Fiscal Administrator		DATE SIGNED 3/12/86	

NEW YORK STATE
DEPARTMENT OF SOCIAL SERVICES
2 WORLD TRADE CENTER, NEW YORK, NEW YORK 10047



CESAR A. PERALES
Commissioner

January 23, 1986

Mr. Harold Horowitz
Executive Director
McQuade Children's Services
P.O. Box 4064
New Windsor, NY 12550

Form # 294 is
Required with final
Plans

Dear Mr. Horowitz

The Department Architect reviewed preliminary plans for the proposed construction of a classroom addition to the existing gymnasium building at the institution and find them generally acceptable.

Please note the extent of this project will provide a decided increase in educational capacity, it being several times the size of the present classroom wing of the administration building. On completion of this construction it is understood that that present classroom wing will be vacated and converted to additional office space.

The one set of plans, submitted directly by the agency's architect have been marked in comment and enclosed herewith for use in preparing plans in the next stage. Kindly submit revised plans to this office.

Sincerely,

A handwritten signature in cursive script that reads "Joyce T. Rocks".

Joyce T. Rocks, CSW, ACSW
Senior Planning Specialist
Division of Family & Children Services

JTR/dah



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK
(914) 565-8809

7 March 1986

Ms. Joyce Rocks; CSW, ACSW
Senior Planning Specialist
New York State Dept. of Social Services
2 World Trade Center
New York, New York 10047

Re: McQuade Children Services
P. O. Box 4064
New Windsor, New York 12550

Dear Ms. Rocks,

The driveways at the aforementioned subject are of adequate width for fire apparatus to gain access to the premises, and to maneuver to the buildings located on site.

I trust this information will be of some help to you.

Thank you for your time.

Yours truly,

Robert F. Rodgers
Fire Inspector

cc: Robert Hollenbeck; Dept. Architect
Robert Flowers; McQuade Children Services

DARE WE SAY "NO": A STATEMENT OF NEED

As McQuade Children's Services has developed through the years to meet the complex and varying needs of our severely troubled children, a comprehensive spectrum of treatment programs has evolved. All of these programs are vital and essential, and all of them require space we do not have. One of the core ingredients in these programs is McQuade's Campus School. Both the Residential and Day Treatment Programs are directly connected with the school, providing joint educational and treatment services that vary according to the individual needs of each child and his family. However, the special needs of the children presently being served by McQuade Children's Services can no longer be met by the school's physical plant.

Children attend classes and other educationally related services in three separate buildings. The physical separation of these buildings, their age, and the fact that none of them was specifically designed to meet the educational needs of the kinds of students McQuade serves has made it extremely difficult in most cases, and often impossible, for the Campus School to provide the high quality and individualized programming that our extremely seriously disturbed children require.

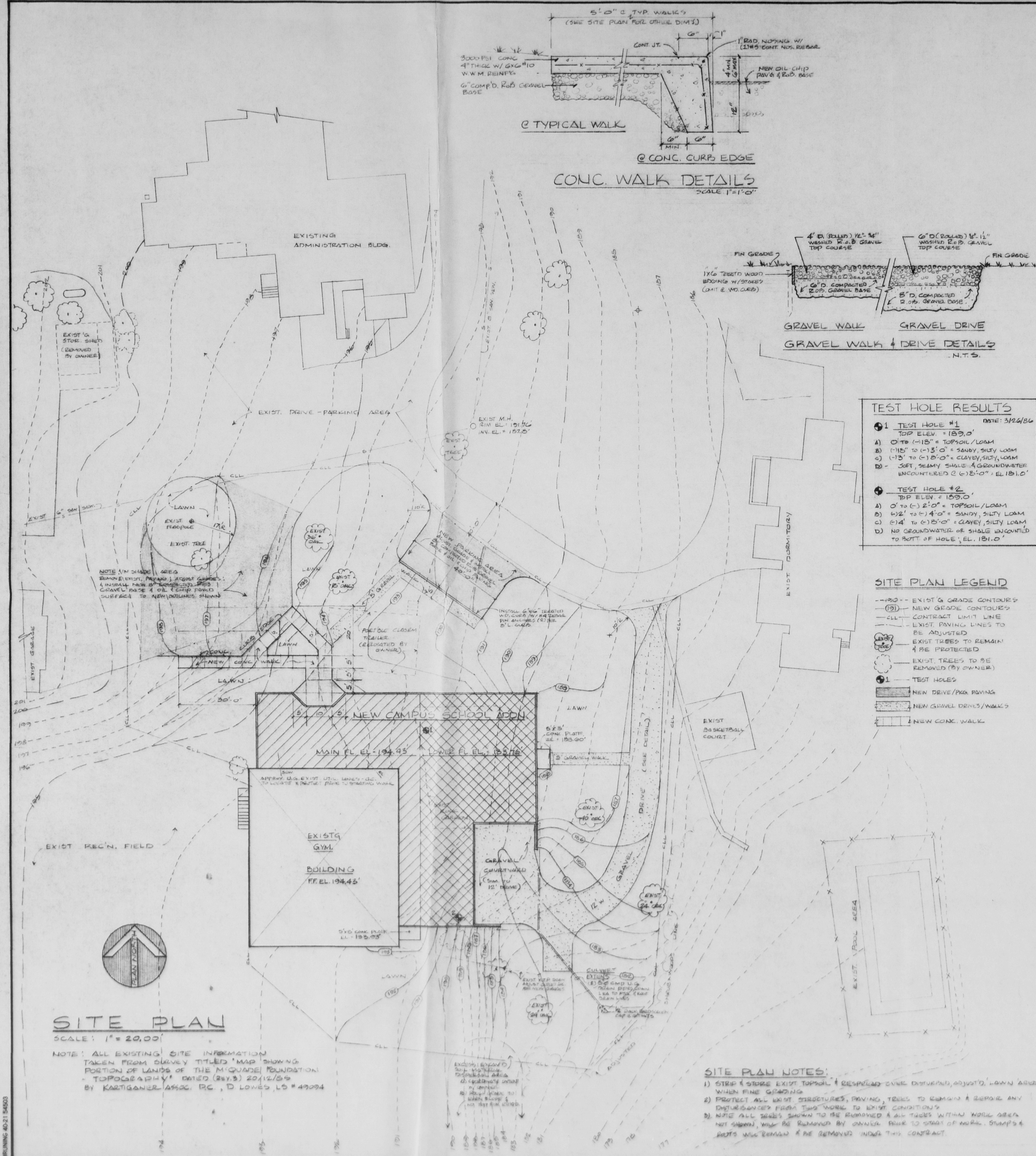
The inventory of what is wrong with these buildings is extensive: there are not enough classrooms, the classrooms are too small, the hallways are too narrow, the walls are simple wallboard and easily damaged, there is only one tutoring room, the space allocated for the Computer Lab is barely large enough to hold the equipment, our Quiet Room is a converted restroom, there is only one functioning restroom in a building with a capacity of 35 students, most of the materials for the school are stored in the students' restroom, there is no regular space for the consultants and social workers to occupy, the acoustics in the buildings are extremely poor, children who are ill must cross the campus from a considerable distance to see the school nurse, the art room is not large enough to hold a class of seven students, and the staffroom doubles as a storage area, tutoring station and time-out room.

In September of 1984 the Campus School had 28 students in four classrooms. By September of 1985, the enrollment in the school will have increased by 50%, to over 40 students, and six classrooms will be in operation. However, to add these two classrooms we have had to eliminate a student recreation center and music room, move the Principal's office, move the Remedial Reading Teacher into a very tiny cubicle which she will have to share with the Day Treatment Social Worker, force the consultants to use the staffroom when they meet individually with children, require a valued staff member to give up his staff apartment, and abandon our photography program because the darkroom was needed as a Quiet Room. As McQuade successfully carries out the new programs requested of us by New York State, various counties and school districts, our space needs will become even greater. The new Campus School building will make possible an orderly growth of our services to children well into the future.

The demand for placements in the Campus School is enormous. Increasingly, almost all of our Center residents require special education, and inquiries concerning our new Day Treatment Program are received virtually daily. More and more, the children we are seeing simply cannot have their needs met by the public sector, whether those be public school classes, BOCES programs, or other programs which lack the intensity and range of services available at McQuade. It is only our lack of space that keeps us from better meeting the needs of children in our larger community. If McQuade Children's Services is to meet its mandate to provide the highest quality programs to severely disturbed children, a unified educational plant is of paramount importance.

McQuade has a choice. We can reduce significantly the number of children and families we serve, and continue to serve them in an inadequate facility, or we can say "Yes" to the community and respond with all of our skill, devotion and professional commitment to the children and families who need us.

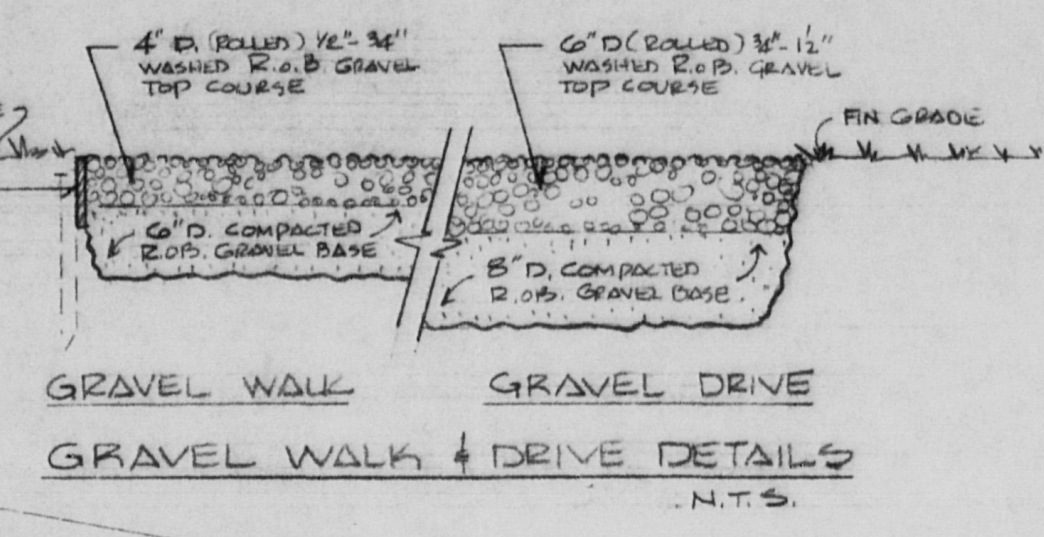
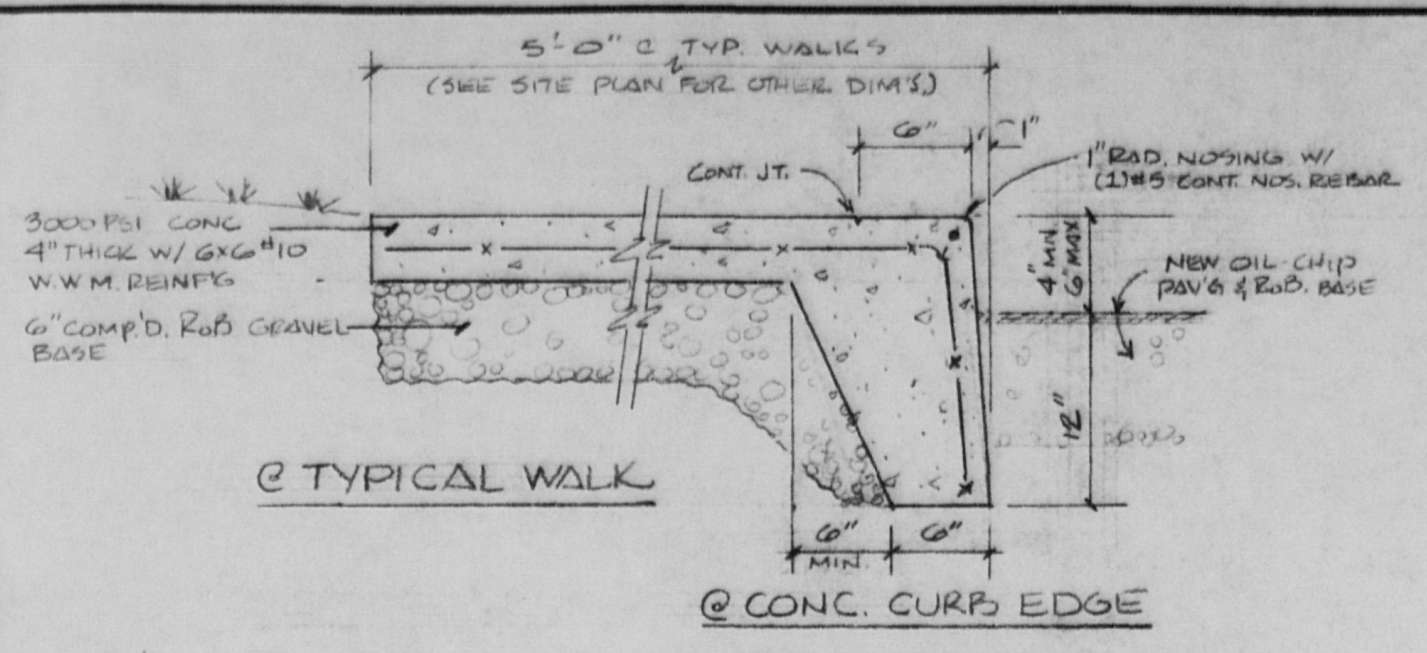
Over the past 125 years, McQuade has not once said "No" to children and their families in their time of need. With your help, we will once again respond with a strong and vibrant "Yes".



SITE PLAN
SCALE: 1" = 20.00'

NOTE: ALL EXISTING SITE INFORMATION TAKEN FROM SURVEY TITLED 'MAP SHOWING PORTION OF LANDS OF THE M'QUADE FOUNDATION - TOPOGRAPHY' DATED (REV. 3) 20/12/99 BY KARTIGIANER ASSOC. PC, D. LOWES, LS #49294

CONC. WALK DETAILS
SCALE 1" = 1'-0"



TEST HOLE RESULTS

- DATE: 5/26/06
1. TEST HOLE #1
TOP ELEV. = 189.0'
- A) 0' TO (-) 1'5" = TOPSOIL/LOAM
 - B) (-) 1'5" TO (-) 3'0" = SANDY, SILTY LOAM
 - C) (-) 3'0" TO (-) 5'0" = CLAYEY, SILTY LOAM
 - D) - 5'0" TO 5'10" = CLAYEY, SILTY LOAM
 - E) - 5'10" TO 5'11" = CLAYEY, SILTY LOAM
 - F) - 5'11" TO 5'12" = CLAYEY, SILTY LOAM
 - G) - 5'12" TO 5'13" = CLAYEY, SILTY LOAM
 - H) - 5'13" TO 5'14" = CLAYEY, SILTY LOAM
 - I) - 5'14" TO 5'15" = CLAYEY, SILTY LOAM
 - J) - 5'15" TO 5'16" = CLAYEY, SILTY LOAM
 - K) - 5'16" TO 5'17" = CLAYEY, SILTY LOAM
 - L) - 5'17" TO 5'18" = CLAYEY, SILTY LOAM
 - M) - 5'18" TO 5'19" = CLAYEY, SILTY LOAM
 - N) - 5'19" TO 5'20" = CLAYEY, SILTY LOAM
 - O) - 5'20" TO 5'21" = CLAYEY, SILTY LOAM
 - P) - 5'21" TO 5'22" = CLAYEY, SILTY LOAM
 - Q) - 5'22" TO 5'23" = CLAYEY, SILTY LOAM
 - R) - 5'23" TO 5'24" = CLAYEY, SILTY LOAM
 - S) - 5'24" TO 5'25" = CLAYEY, SILTY LOAM
 - T) - 5'25" TO 5'26" = CLAYEY, SILTY LOAM
 - U) - 5'26" TO 5'27" = CLAYEY, SILTY LOAM
 - V) - 5'27" TO 5'28" = CLAYEY, SILTY LOAM
 - W) - 5'28" TO 5'29" = CLAYEY, SILTY LOAM
 - X) - 5'29" TO 5'30" = CLAYEY, SILTY LOAM
 - Y) - 5'30" TO 5'31" = CLAYEY, SILTY LOAM
 - Z) - 5'31" TO 5'32" = CLAYEY, SILTY LOAM
2. TEST HOLE #2
TOP ELEV. = 189.0'
- A) 0' TO (-) 2'0" = TOPSOIL/LOAM
 - B) (-) 2'0" TO (-) 4'0" = SANDY, SILTY LOAM
 - C) (-) 4'0" TO (-) 6'0" = CLAYEY, SILTY LOAM
 - D) - 6'0" TO 6'1" = CLAYEY, SILTY LOAM
 - E) - 6'1" TO 6'2" = CLAYEY, SILTY LOAM
 - F) - 6'2" TO 6'3" = CLAYEY, SILTY LOAM
 - G) - 6'3" TO 6'4" = CLAYEY, SILTY LOAM
 - H) - 6'4" TO 6'5" = CLAYEY, SILTY LOAM
 - I) - 6'5" TO 6'6" = CLAYEY, SILTY LOAM
 - J) - 6'6" TO 6'7" = CLAYEY, SILTY LOAM
 - K) - 6'7" TO 6'8" = CLAYEY, SILTY LOAM
 - L) - 6'8" TO 6'9" = CLAYEY, SILTY LOAM
 - M) - 6'9" TO 6'10" = CLAYEY, SILTY LOAM
 - N) - 6'10" TO 6'11" = CLAYEY, SILTY LOAM
 - O) - 6'11" TO 6'12" = CLAYEY, SILTY LOAM
 - P) - 6'12" TO 6'13" = CLAYEY, SILTY LOAM
 - Q) - 6'13" TO 6'14" = CLAYEY, SILTY LOAM
 - R) - 6'14" TO 6'15" = CLAYEY, SILTY LOAM
 - S) - 6'15" TO 6'16" = CLAYEY, SILTY LOAM
 - T) - 6'16" TO 6'17" = CLAYEY, SILTY LOAM
 - U) - 6'17" TO 6'18" = CLAYEY, SILTY LOAM
 - V) - 6'18" TO 6'19" = CLAYEY, SILTY LOAM
 - W) - 6'19" TO 6'20" = CLAYEY, SILTY LOAM
 - X) - 6'20" TO 6'21" = CLAYEY, SILTY LOAM
 - Y) - 6'21" TO 6'22" = CLAYEY, SILTY LOAM
 - Z) - 6'22" TO 6'23" = CLAYEY, SILTY LOAM

SITE PLAN LEGEND

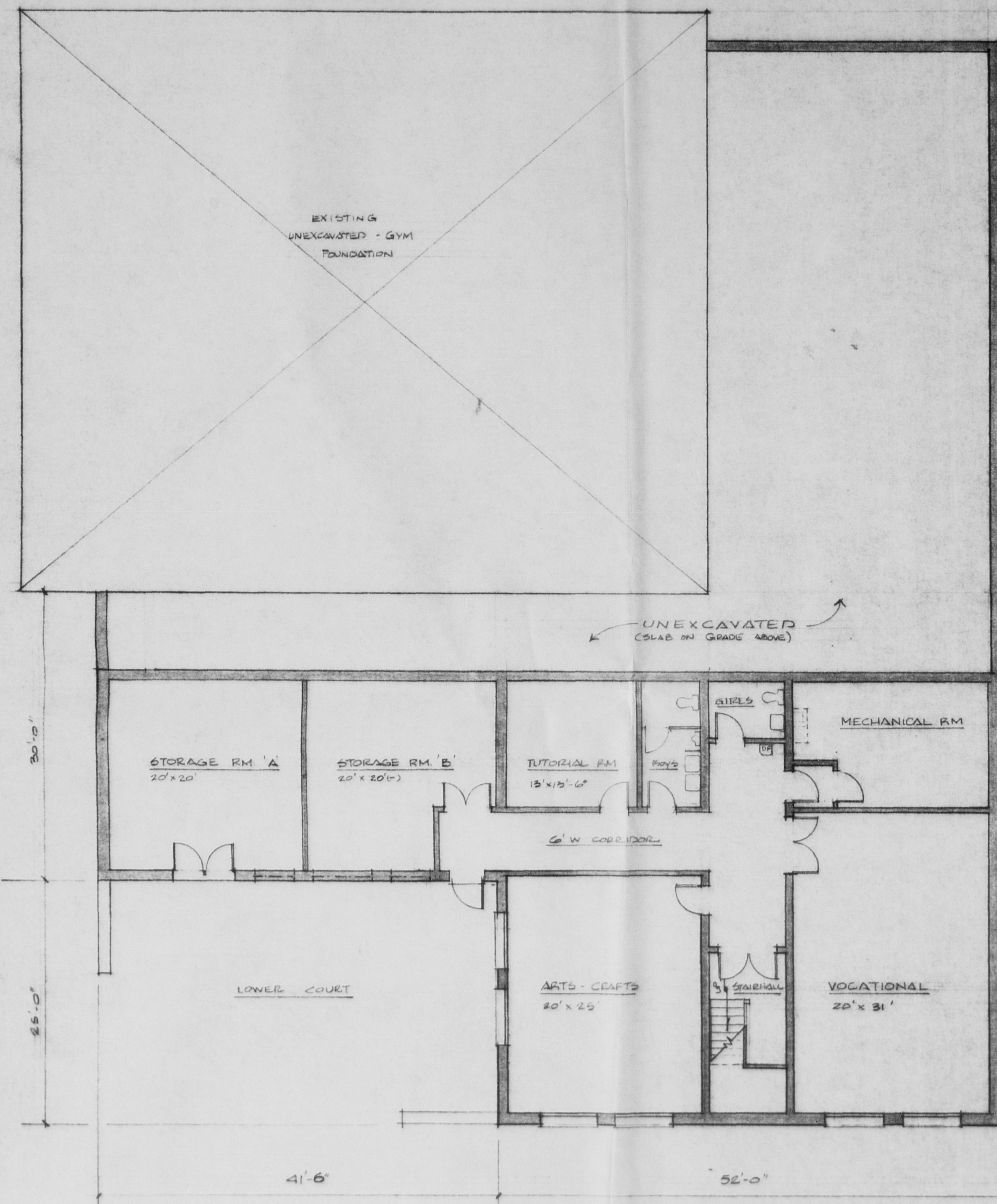
- 100- EXIST'G GRADE CONTOURS
- 101- NEW GRADE CONTOURS
- 102- CONTRACT LIMIT LINE
- 103- EXIST'G PAVING LINES TO BE ADJUSTED
- 104- EXIST'G TREES TO REMAIN & BE PROTECTED
- 105- EXIST'G TREES TO BE REMOVED (BY OWNER)
- 106- TEST HOLES
- 107- NEW DRIVE/PKG. PAVING
- 108- NEW GRAVEL DRIVE/WALKS
- 109- NEW CONC. WALK

- SITE PLAN NOTES:**
- 1) STRIP & STONE EXIST'G TOPSOIL & RESPAVED OVER DRIVEWAYS, ADJUSTED LAWN AREAS WHEN FINE GRADING.
 - 2) PROTECT ALL EXIST'G STRUCTURES, PAVING, TREES TO REMAIN & REMOVE ANY DISTURBANCES FROM THIS WORK TO EXIST'G CONDITIONS.
 - 3) NOTE ALL TREES SHOWN TO BE REMOVED & ALL TREES WITHIN WORK AREA NOT SHOWN, WILL BE REMOVED BY OWNER PRIOR TO START OF WORK. STUMPS & ROOTS WILL REMAIN & BE REMOVED UNDER THIS CONTRACT.

Site plan APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 23 April 06
BY *Henry J. Reynolds*
HENRY J. REYNOLDS
Chairman

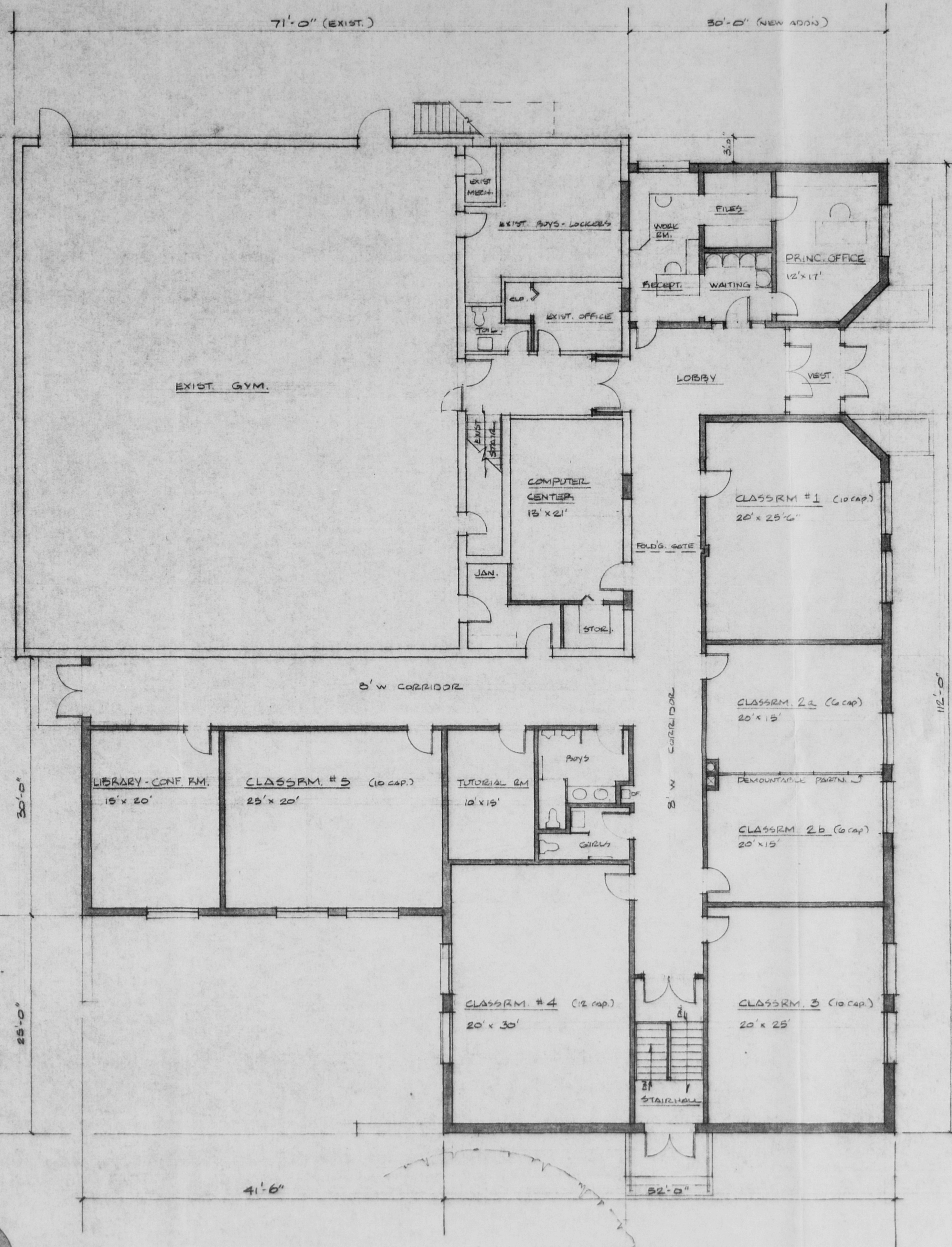
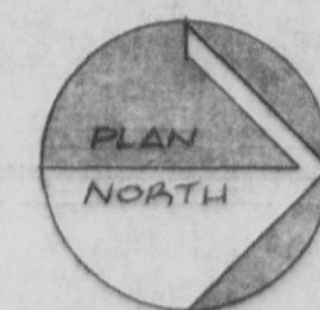
FINAL SITE PLAN for
NEW CAMPUS SCHOOL ADDITION at
THE M'QUADE FOUNDATION
Rte. 94, NEW WINDSOR, N.Y.

lynd and comocchini architects
landscape phase
lynd.comocchini.com
lynd.comocchini.com



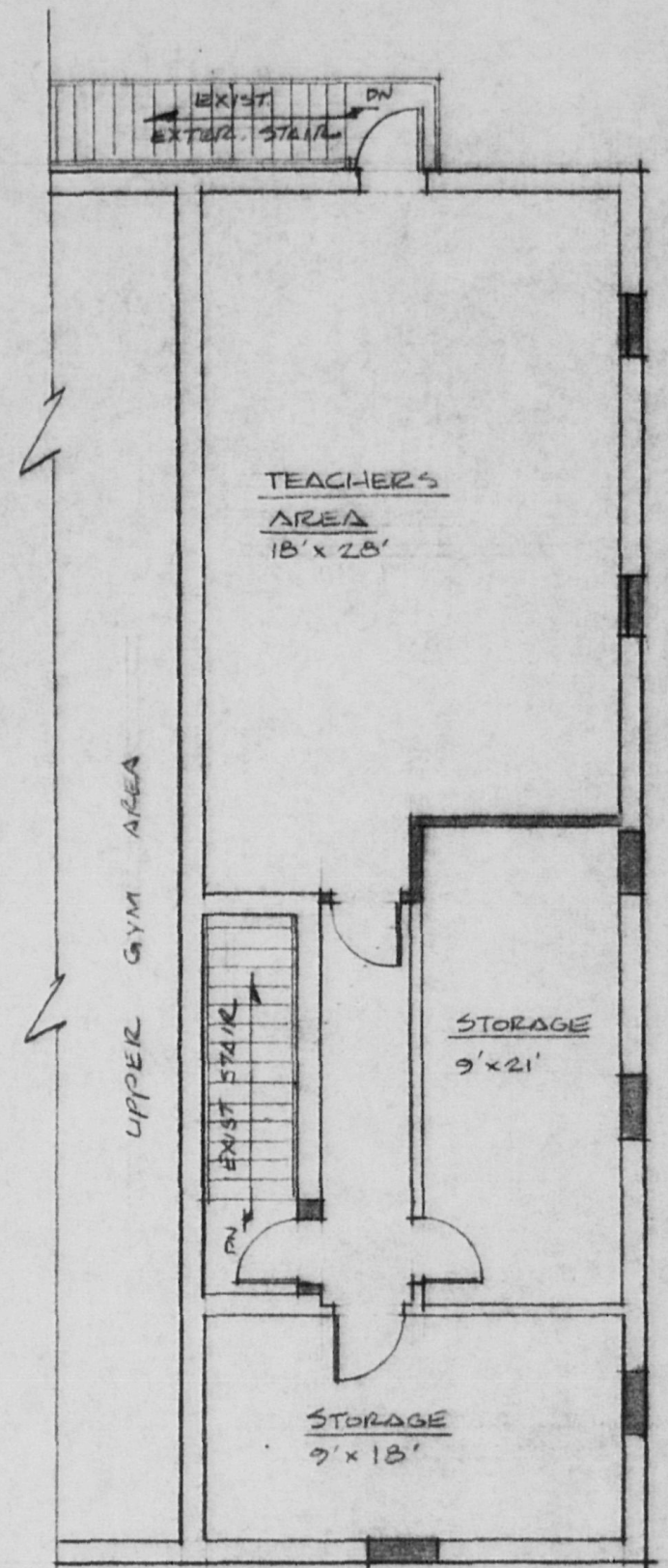
LOWER LEVEL PLAN

SCALE: 1/8" = 1'-0"



MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"



PART UPPER LEVEL PLAN

FLOOR PLANS

NEW CAMPUS SCHOOL ADDITION

THE MCQUADE FOUNDATION

NEW WINDSOR, N.Y.

12/17/85
12/20/85
2/10/86

STATISTICS

NEW MAIN FLOOR AREA = 5,500 SF

NEW LOWER FLOOR AREA = 5,345 SF

TOTAL NEW FLOOR AREA = 10,845 SF

lynd and comacchini architects

consulting place

lynd com. ny

1986